

Studebaker Oliver

REDEVELOPMENT

Property Sales Sheet

Stephen J. Luecke, Mayor

South Bend, Indiana

Oliver Industrial Park

Land For Sale



Land Use

- Light Industrial
- Warehouse
- Distribution



Property Cost

- \$20,500/acre:
Interior parcels larger than five acres
- \$23,000/acre:
Interior parcels of five acres or less
- \$25,500/acre:
Parcels adjacent to Chapin Street



Incentives

- Tax Abatement
 - Designated Economic Impact Area
 - Real property tax abatement available
 - Personal property tax abatement available for manufacturing operations
- Community Revitalization Enhancement District
 - 25% State tax credit for eligible new investment
- Urban Enterprise Zone
 - State inventory tax exemption
 - Resident Employment Program



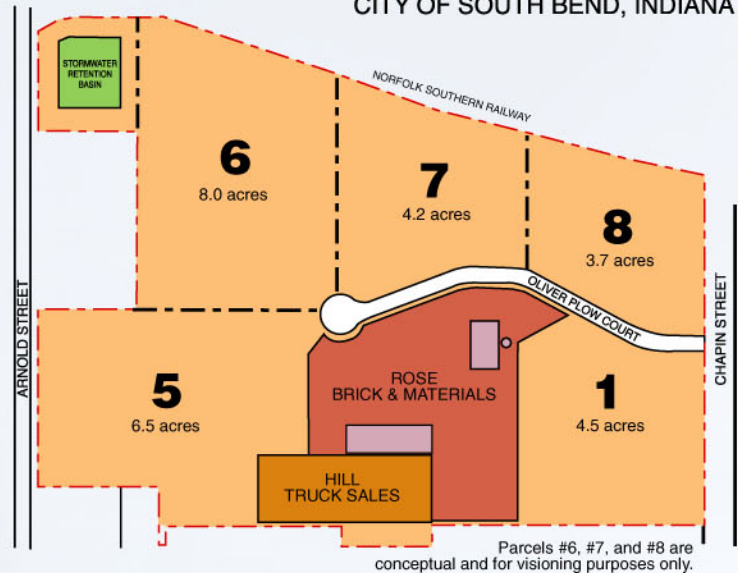
Contact Information

South Bend Redevelopment Commission
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OLIVER INDUSTRIAL PARK CITY OF SOUTH BEND, INDIANA



Design Criteria

- Masonry buildings are preferred throughout the Industrial Park.
- New building construction should reflect the architectural elements and character of the Boilerhouse.
- Structures on parcels adjacent to Chapin Street must be of masonry construction.
- On interior parcels, metal buildings will be permitted if the design provides for masonry wainscoting approximately 1/3 of the building height.
- On interior parcels, building elevations not visible from a public right of way may be excluded from the wainscoting requirement.
- Any portion of a parcel not used for buildings or paved surface shall be planted and maintained as landscape area.
- Access to all parcels shall be via Oliver Plow Court.
- Trash receptacles and mechanical systems must be screened from public rights of way.
- Proposals for development shall include a project narrative, site plan, elevation views, a project timeline, an estimated project cost, and required Redevelopment Commission forms.
- Development must adhere to all applicable City ordinances and zoning.